

PLANNING BOARD
Minutes - July 9, 1973

Members Present: Thomson, Bridges, Cogswell, Hannaford, Kulmala, Pugmire and Santomenna

The Rules and Regulations sub-committee consisting of Bob Thomson, Bill Bridges and George Cogswell have done a redraft which they are still studying. It is hoped that a draft will be in the hands of the Planning Board members at the next meeting for study. The group would like any inputs to make it all more understandable and perhaps so far as the numbers are concerned. They are reorganizing some of the material. Kay Kulmala suggested that an index would be most helpful.

Mr. Cogswell reported that a letter dated June 29, 1973 had been received from Dave Perley re the Woodstock inspection. It was a copy of a letter to Mr. Finigan and mentioned the problems of head walls and the wash out of loam under the fence surrounding the firehole. Woodstock needs a final inspection and Mr. Hannaford or another Board member will accompany Mr. Perley and Roger Davis. Mr. Hannaford was not sure that Mr. Finigan was aware of the loam washing down the driveways as mentioned at the last Planning Board meeting and since driveways are not on a definitive plan, it is uncertain as to who is responsible for this.

The Board discussed with Mike Holland, of Cleverdon, Varney & Pike, road construction and having a road cross-section included in the Rules and Regulations. Various opinions were voiced on the amount of gravel in a road bed that will extend beyond the edge of the paving. One figure mentioned would have it four feet on each side and if there are bicycle/foot paths it might extend to that. Mr. Holland asked about inspections required in connection with road construction and was told they are generally inspected with each step or a test bore could be taken. The minimum of inspections are required under the current R & R's. Mr. Holland said you can require inspections after each step in the construction. Mr. Holland was briefly filled in on current regulations for new subdivisions as per the R & R's and By-Laws and also that the new right of way is 50' and not 40' with a five foot offset permitted. He was also advised that through streets are known as major streets and all others as minor streets. Mr. Holland will try to have the proposed cross-section and the other proposals for the next meeting.

The wording of the proposed new R & R 4b3 re bicycle/footpaths was

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discussed again and it was finally decided to ask the Bicycle/Footpath Committee to reword it perhaps along the lines of that used by the Town of Weston that says "will normally be required by the Board."

Mr. Pugmire mentioned that he wished the Town would follow the suggestion that Professor Howard made in his talk that an effort be made to actually require the preservation of those items mentioned in R & R proposed 3B2f such as "large trees, prominent rock outcroppings, large erratic boulders, ancient cellar holes and other historical landmarks."

Bob Thomson expressed the desire that in the next printing of the Town By-Laws, on Page 5, Art. VI, Sec. 2blb should set a date after which no single homes may be converted to two family units. The Board was not necessarily in agreement with Mr. Thomson.

Much discussion took place concerning Business District Uses in Art. VI, Sec. 2C1 (pages 7 & 8). It was recommended that:

- b. Read "Store for the retail sale of domestic goods directly to the consumer"
- d. If this section is left in, it was suggested that the sales-room list should also include garden and farm implements. However, the suggestion was made that all of these uses be eliminated from the Historic District.
- g. It was felt that "hand or self-service laundry" should be eliminated from this list. Barber and beauty shops and photographic studios should not be permitted within the Historic District as they would require too much water.
- C.1.e and C.1.f. be transferred to Section C.2. so they would be Permissible only on Special Permit.
- C.2.c. (drive-in for food, etc.) definitely be removed and perhaps C.2.a. (repairs shops) be removed so far as the Historic District is concerned.

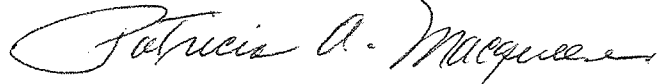
The Board then went into a discussion on spot zoning. It was agreed that the Board make a proposal to Town Meeting to remove from commercial zoning the Bates zone, the two parcels at the Duren site and the two parcels at the Parke Mathematical site and to rezone all of these parcels to General Residence District B. Mr. Pugmire further proposed that the date September 10, 1973 be set for a Public Hearing on the above motion and that we advertise for this Hearing as soon as possible. This also was

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agreed upon by the Board. Those operating businesses at the above mentioned sites will be contacted and it will be explained that they may continue to operate under Special Permits.

The meeting was adjourned at 11:30 P.M.

Respectfully submitted,

A handwritten signature in cursive script, reading "Patricia A. Macqueene". The signature is written in dark ink and is positioned above the printed name and title.

Patricia A. Macqueene
Secretary